

**Business Meeting Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: December 18, 2003 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the Regular City Planning Board Meeting on **Thursday, December 18, 2003**
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza
(Note: If you will not be able to attend the meeting, please notify the Planning Department)

BUSINESS MEETING:

I. ADMINISTRATIVE MATTERS: (See enclosed)

1. Approval of the Minutes of November 6, 2003 and November 20, 2003.
2. Receive and file the Financial Report for the period ending November 30, 2003.

II. REGULATORY MATTERS:

3. S-39-2003 Property located at 255 Walnut Hill Avenue, an application to consolidate existing parcels and subdivide into four (4) single family building lots - Penda Associates, LLC
Public Hearing: 12/4/2003
Deadline for Action: 01/22/2004 **[Staff Report Enclosed]**
4. SP-22-2003 Property located at 845 Mammoth Road, an application for approval to create a
PD-13-2003 “planned development”, and for site plan approval for the construction of a ten
 (10) unit multi-family building on a lot containing four (4) dwelling units – Fourth
 Street Realty, Inc. Co.
Public Hearing Held: 10/09/2003
Deadline for Action: 12/04/2003 **[Request for Extension]**
5. SP-24-2003 Property located at 25 Union Street, an application for site plan approval for the
 construction of a two (2) story 27,960 sq. ft. building to be used by a retail/
 wholesale mechanical supplier – F.W. Webb Company
Public Hearing: 11/06/2003 & 12/04/2003
Deadline for Action: 01/08/2004 **[Recommendation Enclosed]**

6. SP-25-2003 Property located at 1 Elliot Way, an application for site plan approval for the construction of a 9,936 sq. ft., one story building to be used as a child day care facility for employees of the Elliot Hospital
Public Hearing: 12/04/2003
Deadline for Action: 01/22/2004 [Recommendation Enclosed]

III. OTHER BUSINESS ITEMS:

7. Discussion of zoning ordinance amendments: [Refer to letter in package]
(a) Townhouses in CBD district;
(b) Density of housing in CBD district;
(c) Clarification of minimum acreage of the R-SM district;
(d) Map revision for property located on Old Wellington Road from R-1A to RSM.

IV. INFORMATIONAL ITEMS:

8. Determination of Regional Impact. [To be distributed at meeting]

V. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.

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